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|------------------|
| FEE \$ <u>10</u> |
| TCP \$ |
| SIF \$ |

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 3328 STAR CT ^{10130-0.} No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2945-023-19-015 Sq. Ft. of Existing Bldgs 3000 Sq. Ft. Proposed 2150 SF
 Subdivision NORTHBRIDGE Sq. Ft. of Lot / Parcel .531 ACRES
 Filing _____ Block 4 Lot 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name MARK & SARAH HERMASTAD
 Address 3328 STAR CT
 City / State / Zip GRAND JET 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): ENCLOSE EXISTING PARCEL

APPLICANT INFORMATION:

Name BRAD DAVENPORT MANSIE
 Address 2265 TANGLEWOOD RD
 City / State / Zip GRAND JET CO 81507
 Telephone 247 5839

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

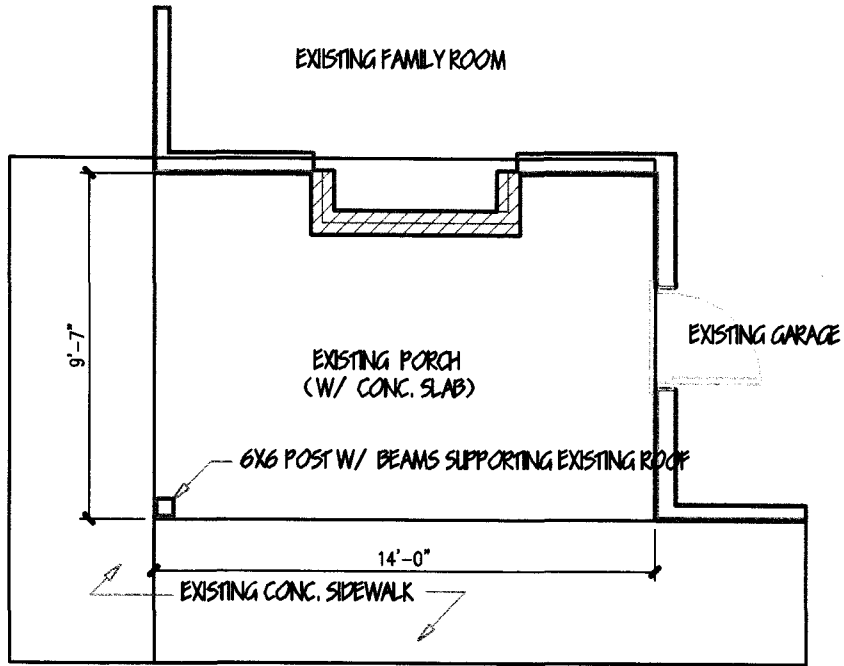
ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

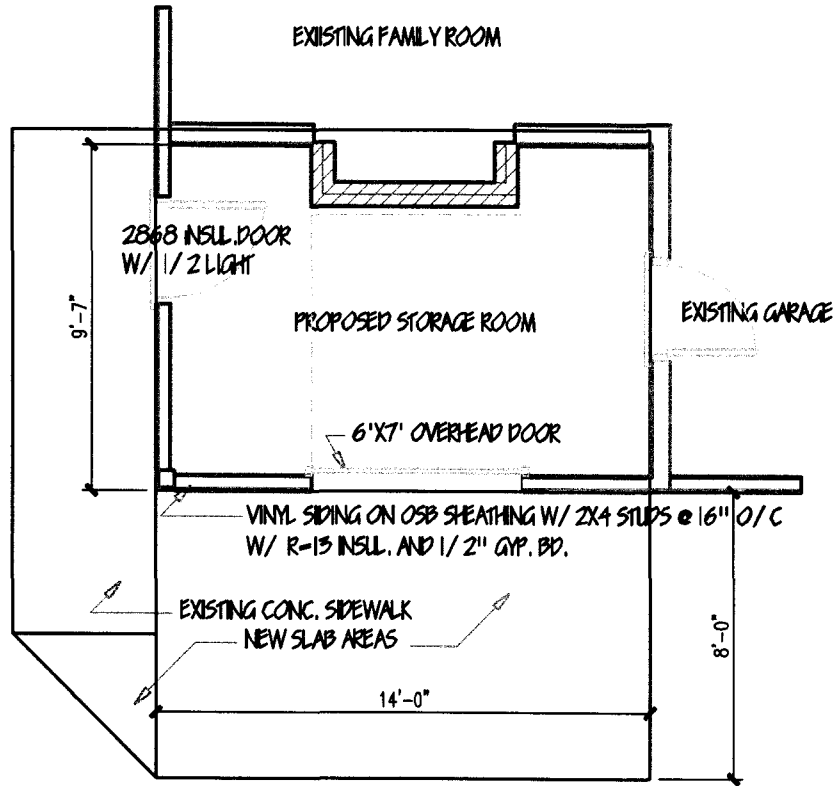
Applicant Signature [Signature] Date 8/12/09
 Planning Approval Wendy Spurr Date 8/12/09

| | | | |
|--|--------------------|--|-----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/Q No. <u>enclose post</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>8-12-9</u> | | |



EXISTING FLOORPLAN

3/16" = 1'-0"



PROPOSED FLOORPLAN

3/16" = 1'-0"

ACCEPTED *Abdul Samir*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

SHEET NUMBER
A1
 REVISION DATE
 8/17/09

HERMASTAD RESIDENCE
 3328 STAR CT. GRAND JCT. CO

IBID *Architecture*
 ARCHITECTURE
 81507 (303) 243-5839 HERMASTAD
 CONSTRUCTION CO. INC.
 2265 TANGLEWOOD RD. GRAND JUNCTION CO.

3328 Star Ct



SCALE 1 : 306

